

JOSHUA CREEK
MONTAGE



VALERY
H O M E S

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EXCEPTIONAL EXTERIOR FINISHES

- Unique, architecturally enhanced elevations made of beautifully selected stone, clay brick, elegant stucco, striking metal siding, in addition to other quality materials and detailing, as per plan and elevation.
- Exterior Colour package is pre-determined
- Large modern detailed windows to enhance architectural features
- Balconies with glass inserts or stucco walls as per elevation.
- All Balconies have an exterior insulated door equipped with deadbolt and quality hardware.
- Manufacturer lifetime limited warranty self-sealing quality asphalt roof shingles.
- All exterior wall construction is designed to meet or exceed all Ontario Building Code requirements.
- Beautifully bright insulated 8' front entry door(s) with glass panel or glass sidelight(s) as per elevation.
- Elegant grip set, deadbolt locking system for front door.
- Energy Star qualified coloured vinyl casement windows with Low-E glass and argon gas filled. All operable windows have screens. Frame colour to reflect applicable elevation and pre-determined exterior colour package.
- Premium steel maintenance-free moulded paneled sectional roll-up modern garage doors with window-lites and hardware, as per plan and elevation.
- Poured reinforced concrete garage floor
- Dead bolt locks for all exterior swinging doors to dwelling.
- Pre-finished maintenance-free aluminum soffits, fascia, eavestroughs and downspouts
- Front door, poured in place concrete step(s) when required by grade.
- Frieze boards on front elevations, as per plan and elevation.
- Two frost-free exterior water taps with inside shut-off valves, located in garage area and rear yard. Builder to determine location.
- Front and rear yards are fully sodded, where applicable.
- Gas line for BBQ. Builder to determine location.

BEAUTIFULLY FINISHED BASEMENTS

- Finished Basement as per plan with approximately 8' high ceilings.
- 3-piece bathroom rough-in as per plan.
- Basement foundation walls are poured with heavy duty damp proofing and a superior free draining membrane wrap.
- Poured concrete floor in the basement with a floor drain by the furnace area, as per plan.
- Basement walls will be insulated to R-20.

EXQUISITE INTERIORS

- Townhomes to have approximately 10' high ceilings throughout main floor, 9' high ceilings on the second floor and 8' high ceilings in basement; except at coffered ceilings, bulkheads and dropped ceilings where required for mechanical.
- Smooth ceilings throughout main floor.
- Striking decorative ceilings on the main floor as per plan.
- 2 panel, 8' interior doors on main floor.
- Luxurious stained oak staircase with hardwood on landing.
- Large 3 ½" newel post, upgraded handrail and designer black metal pickets as per Builder's sample.
- 5 ¼" baseboard throughout home with 3" casing throughout.
- Bonus loft space with balcony as per plan.
- Direct vent gas fireplace with glass panel, gas log, wall-mounted spark-ignition switch, painted wood mantel and marble surround, as per plan.
- Brushed chrome lever handle with privacy locks for all bathrooms.
- Sliding patio doors, as per plan.

- All closets have prefinished melamine shelving and metal dowels.
- Premium quality paint on interior walls.
- All interior wood trim and woodwork is primed and painted. Ceilings to be painted flat white.

GOURMET KITCHENS

- Customized kitchen cabinetry with an abundance of styles and colours to suit every taste and design style, as per Builder's standard samples.
- Elegant extended height kitchen upper cabinets.
- Soft close doors and full extension drawers.
- Quality hardware as per Builder's standard sample.
- Selection of Quartz countertops from Builder's standard samples, with stainless steel double compartment undermount sink and upgraded Moen chrome finish single lever faucet.
- Choice of ceramic tile backsplash as per plan from Builder's standard samples.
- Split-circuit electrical outlets above the kitchen counter for future small appliances.
- Heavy-duty receptacle for future stove.
- Dedicated electrical outlet for future refrigerator.
- Dishwasher rough-in, water supply and drain provisions (space left open in kitchen cabinetry).

SPA-INSPIRED BATHROOMS

- Customized cabinetry with an abundance of styles and colours to suit every taste and design style, from builder's standard samples.
- Quartz countertops in all bathroom(s) and powder room(s) as per plan from Builder's standard samples.
- Spa-like free standing soaker tub in Primary Ensuite as per plans.
- Frameless glass shower enclosure in Primary Ensuite as per plans.
- Recessed shower pot light in Primary Ensuite shower stall.
- Choice of quality imported shower wall tiles in Primary Ensuite from Builder's standard samples.
- White lavatory sinks and bathtubs where applicable as per plan.
- Premium Moen chrome single lever faucets for all bathroom lavatory sinks with manufacturer's limited long-term warranty.
- Efficient water saving Kohler comfort height- elongated toilet in all bathrooms that comply with the most recent building codes.
- Mirrors above all bathroom vanities and makeup counters as per plans.
- Privacy locks on all bathroom and powder rooms doors.
- Showers with Moen chrome single level pressure balance/temperature-control valves.
- Premium acrylic tubs in all bathrooms, where applicable as per plan.
- Exhaust fans in all bathrooms according to the current Ontario Building Code.
- All sinks and toilets have water shut-off valves.

FUNCTIONAL LAUNDRY ROOMS

- Single laundry tub set in white melamine cabinet base with laminate countertop, chrome faucet and drain.
- Dryer vent for future automatic dryer.
- All required plumbing, electrical and venting rough-ins will be provided.

UPGRADED FLOORING

- All sub-floors are tongue and groove; nailed, glued and screwed down.
- 3 ½" stained Engineered Oak hardwood flooring on main floor and upper hall in non-tiled or carpeted areas, from Builder's standard samples.
- Premium 13"x13" imported tile in all floor tiled areas, as per plan from Builder's standard samples.

FEATURES & FINISHES

TOWNHOMES

- Premium 32 oz Berber carpeting for floor areas not covered by ceramic tile or hardwood, as per plan from Builder's standard samples.
- Concrete basement floor in all unfinished areas.

ELECTRICAL & HEATING

- 200 AMP electrical service with circuit breaker panel and copper wiring throughout the home.
- White decora switches and plugs throughout the house.
- Electrical outlets with a ground fault detector circuit in bathrooms and powder rooms.
- Interior light fixtures in every room, hallway, and walk-in closets, as per builder's specifications.
- Interconnected smoke/carbon monoxide detector(s) on each level including the basement as per the Ontario Building Code
- Electrical front door chime.
- Exterior weatherproof electrical outlets in the rear yard and front porch. Location to be determined by the Builder.
- One electrical outlet on garage ceiling for future garage door opener.

SMART NETWORK HOME ROUGH-IN

- Three (3) – Cat6A Network Cables for IPTV's.
- One (1) – Cat6 Network for keypad.
- Two (2) – Cat5e Network Cable for IP Cameras.

HEATING/INSULATION

- Forced air high-efficiency gas furnace.
- All window and door frames and building perforations are caulked with premium caulking.
- Nest thermostat located on main floor.
- Hot water tank is a rental
- Heat recovery is a rental
- Drain water recovery is a rental
- R-31 spray foam insulation in exposed floors.
- Ducts cleaned prior to closing.

WARRANTY

- Valery Homes is registered and enrolled with the TARIION warranty program and the warranty includes:
 - Defects in material and workmanship for one (1) year
 - Defect on electrical, plumbing, heating delivery and distribution systems, exterior cladding, and water penetration for two (2) years
 - Major structural defects for seven (7) years.

NOTES: All illustrations & photos are artist's concepts, and the purchaser acknowledges that the floor plan may be reversed. The purchaser acknowledges that the specifications, landscaping, finishes and furnishings etc. in the model home(s) or sales office may be for display purposes only and may not be of the similar grade or type or not necessarily included in the purchase of the home. The purchaser acknowledges that variations in colour and shade uniformity may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes. Some windows and doors shown may be optional. The Vendor reserves the right to substitute materials that are of equal or better quality. E.&O.E.

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